

## NOTICE OF SALE

BY VIRTUE of a decree heretofore granted in the case of: JPMorgan Chase Bank, N.A. vs. Catherine M. Nixon, Individually; Catherine M. Nixon, as Personal Representative of the Estate of Thomas E. Nixon; , C/A No. 13-CP-02-1121, The following property will be sold on October 7, 2013, at 11:00 AM at the Aiken County Courthouse to the highest bidder:

All that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being in the County of Aiken, State South Carolina, being shown and designated as Lot 18, Block C of Pinecrest Subdivision, Section II upon subdivision plat recorded in Plat Book 4, Page 36, records of Aiken County, South Carolina. Reference is hereby made to said individual plat for a more complete and accurate description as to the metes, bounds and location thereof.

Derivation: Book 4220; Page ~~535~~ 435 (mag)

507 Edisto Dr, North Augusta, SC 29841


012-11-11-016

SUBJECT TO ASSESSMENTS, AIKEN AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required by 1:00 p.m. on the day of the sale. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit on the day of sale or fails or refuses to comply with the bid within 20 days, then the property will be resold at the bidder's risk. No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 5.25% per annum. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Aiken County Clerk of Court at C/A #13-CP-02-1121.

**NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.**

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Master in Equity for  
Aiken County

Website: [www.rtt-law.com](http://www.rtt-law.com) (see link to Resources/Foreclosure Sales)

**NOTICE TO PRINTER:** Please insert:

\_\_\_\_ Once during week commencing \_\_\_\_\_  
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